

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Worthington Heights Pkwy.,	* ZONING COMMISSIONER
.4 mile E of c/l Cuba Road	
1718 Worthington Heights Pkwy	* OF BALTIMORE COUNTY
8th Election District	
3rd Councilmanic District	* Case No. 96-46-A
Fred E. Tenney, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Fred E. Tenney and June L. Tenney, his wife, for that property known as 1718 Worthington Heights Parkway in the Cockeysville section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be located on the side yard, in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 9/11/95
By M. H. H. H.

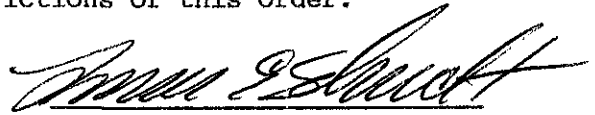
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be located on the side yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER 2000-09-11/19
Date 9/11/95
By M. Noah

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Fred E. Tenney
1718 Worthington Heights Parkway
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance
Case No. 96-46-A
Property: 1718 Worthington Heights Parkway

Dear Mr. Tenney:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-46-A

to the Zoning Commissioner of Baltimore County

for the property located at 1718 Worthington Hgts Pkwy
which is presently zoned R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

AN assessor structure (Garage) to be located in the side yard in lieu of The required rear
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Fred E. Tenney

(Type or Print Name)

Fred E. Tenney

Signature

June L. Tenney

(Type or Print Name)

June L. Tenney

Signature

1718 Worthington Hgts Pkwy *584-2791*

Address

Phone No. *Retired*

Cockeysville, Md

21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

FRED TENNEY

Name

SAME

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *QUM*

DATE: *8/3*

ESTIMATED POSTING DATE: *8/13*

Printed with Soybean Ink
on Recycled Paper

ITEM #: *51*

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1718 Worthington Hghts Pkwy.
address
Cockeysville Md 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

1. Septic tank system behind driveway
2. Land behind house falls off steeply
3. Can't attach - only bedrooms on driveway side.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Fred E. Tenney
(signature)
Fred E. Tenney
(type or print name)



Jane L. Tenney
(signature)
Jane L. Tenney
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of July, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-25-95
date

Neyson Kuhnman
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JULY 1, 1997

Zoning Description 96-46-A

For 1718 Worthington Hghts Pkwy, Cockeysville, 21030
on the north side of Worthington Hghts Pkwy. as recorded
in Deed Liber 2690 Folio 538. Beginning at North 2 degrees
47 minutes east 20 ft. from end of the south 84 degrees 35 minutes
east 265.19 ft., from the place of beginning along the center
line of Worthington Hghts Pkwy. Parallel with outline south 84 degrees
35 minutes east 191.28 ft. to an angle in said road, still along
center of road North 48 degrees 18 minutes 30 seconds east
215.55 ft., leaving the center of the road north 66 degrees 17
minutes 10 seconds west 254.01 ft. to a point in the center
of a private 40 ft. right. of way referred to as Evergreen Dr.
along the center of Evergreen Dr. South 42 degrees 55 minutes
West 299.54 ft. to the center of Worthington Hghts Pkwy.
along Worthington Hghts Pkwy. south 84 degrees 35 minutes
East 85.25 ft. to the place of beginning.
Containing 1.36 acres more or less.

57

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-46-17

District 8th Date of Posting 8/8/95
Posted for: Variance
Petitioner: Paul & June Torrey
Location of property: 1718 Worthington Pkwy.
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. K. Torrey Date of return: 8/15/95
Number of Signs: 1

RECORDED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 57

Petitioner: Fred E. Tenney

Location: 1718 Worthington Heights Parkway

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Fred Tenney

ADDRESS: 1718 Worthington Hghts PKwy,
Cockeysville, Md 21030

PHONE NUMBER: 584 - 2791

AJ:ggs

NOV 1993

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE 8-2-95 ACCOUNT Pool-6150

FRED TENNEY

AMOUNT \$

85.00

RECEIVED
FROM:

ADMIN VAR. (010) — 50.00

POSTAGE (080) — 35.00

FOR:

85.00

\$85.00

01A01#1258MICRC

BA 0002:36PM08-02-95

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-46-A (Item 51)
1718 Worthington Heights Parkway
N/S Worthington Heights Parkway, .4 of mile E of c/l Cuba Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Fred and June Tenney

COPY





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Fred E. Tenney
1718 Worthington Hghts. Pkwy.
Cockeysville, Maryland 21030

RE: Item No.: 51
Case No.: 96-46-A
Petitioner: F. E. Tenney:

Dear Mr. and Mrs. Tenney:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 22, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, ^{RWB/DK} P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 21, 1995
Items 044, 046, 047, 048, 049, (051), 053 and 054

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-8-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 051 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has ☐ no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54. ⁹

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50,
51,52,53 AND 54.

10

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

RECEIVED

AUG 11 1995

ZADM

PETITION PROBLEMS AGENDA OF

#44 --- RT

1. Need power of attorney for person signing for contract purchaser.
2. Who signed petition for attorney?

#45 --- MJK

1. Need power of attorney for person signing for contract purchaser.

#47--- JLL

1. Margaret Miller is trustee for who?
2. Need power of attorney for Margaret Miller, trustee.
3. Leonard Miller is trustee for who?
4. Need power of attorney for Leonard Miller, trustee.
5. Need telephone numbers for all legal owners.

#50 --- JLL

1. Notary section is incomplete.

#51 --- JCM

1. Notary section is incomplete.

#52 --- JJS

1. No item number on receipt.
2. No city, state, or zip code for legal owner.

#53 --- JJS

1. No zoning indicated on petition form.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

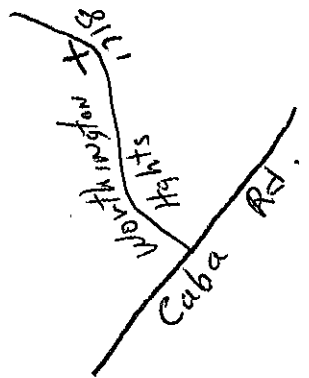
PROPERTY ADDRESS: 1718 Worthington Hgts PKwy. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: None
 plat book # , folio # , lot # , section #

Property # 08-20-0202-40

OWNER: TENNEY, Fred

96-46-A



Vicinity Map
 North
 Scale: 1"=1000'

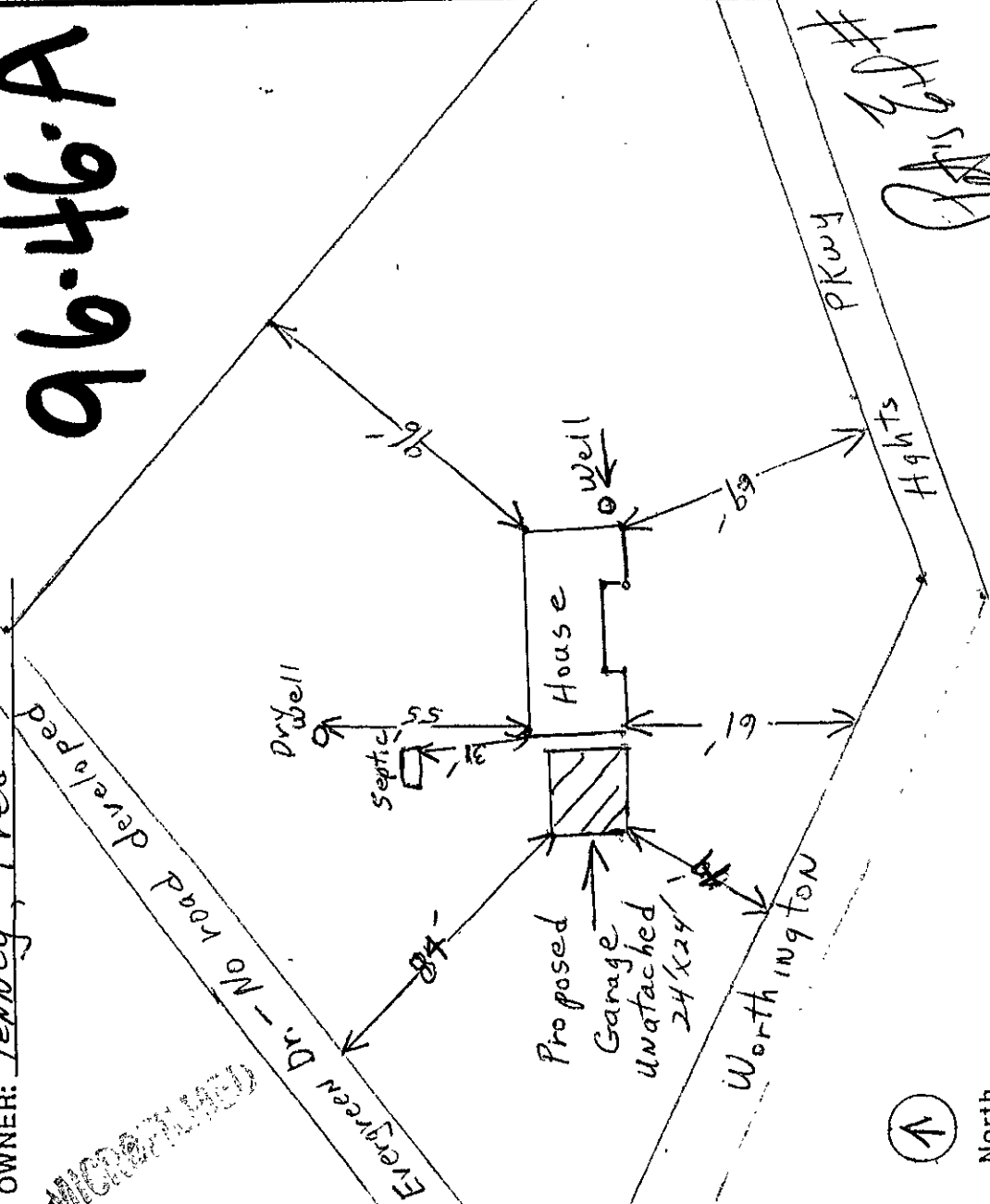
LOCATION INFORMATION

Election District: 8
 Councilmanic District: 3
 1"=200' scale map #: NW 21-E
 Zoning: RC4
 Lot size: 1.36 acreage 1 square feet

public private
 SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: glw ITEM #: 51 CASE #:

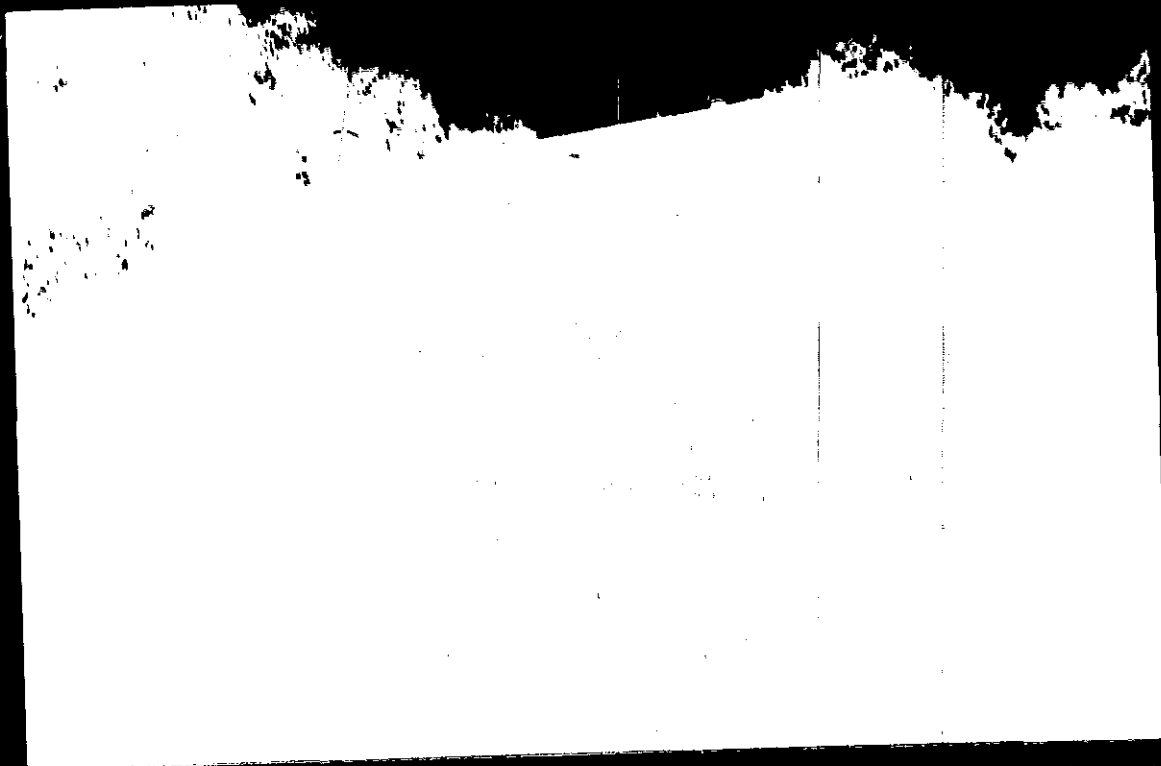


North
 date: 8/2/95
 prepared by: F.T. Scale of Drawing: 1"= 50'

96-46-A



garage
on drive-
way side

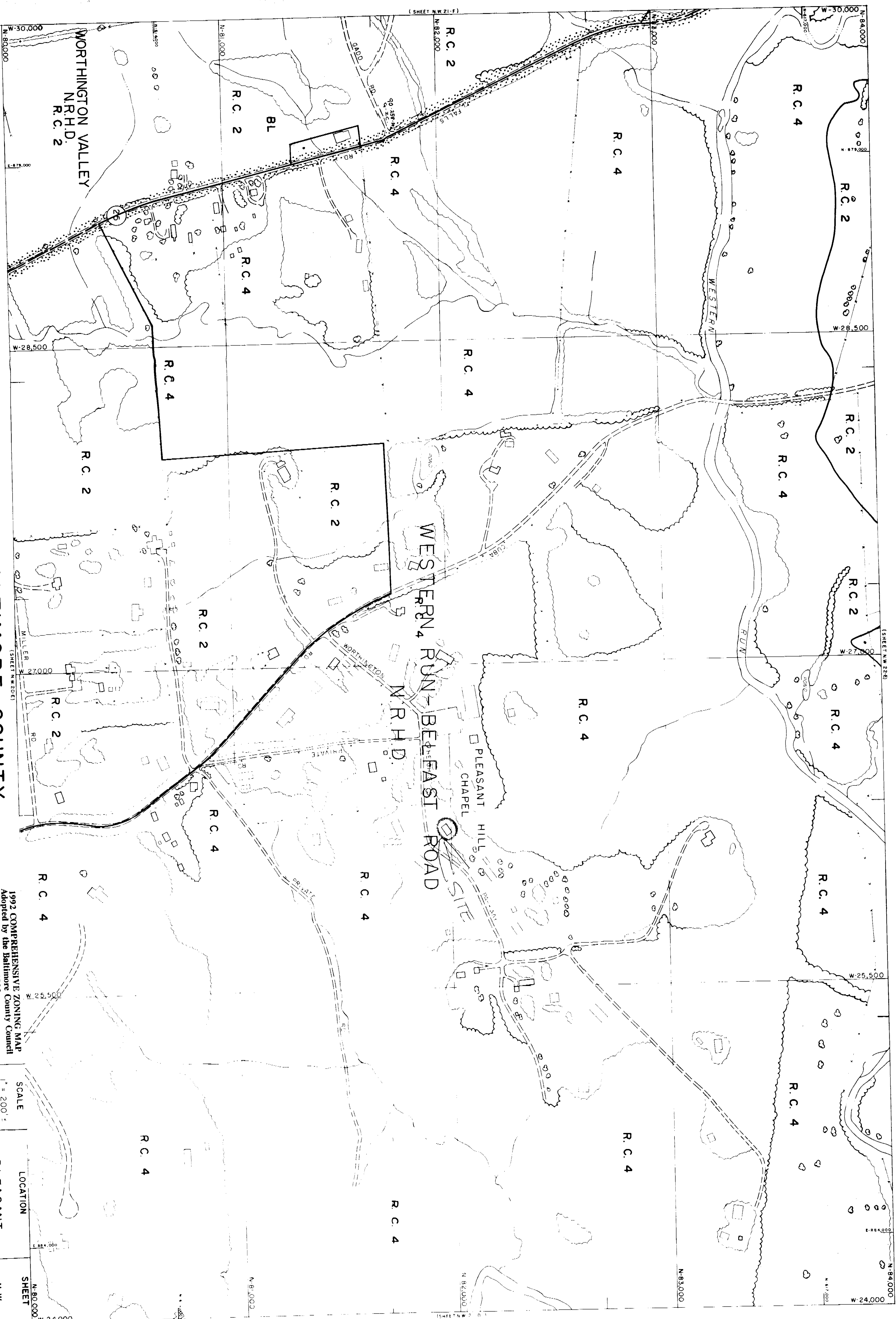


back
view, land
drops off
steeply



well
near
front
corner
on this
side.

MICROFILMED



DD - SW
V - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PLEASANT HILL CHAPEL	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		21-E

96-416-A

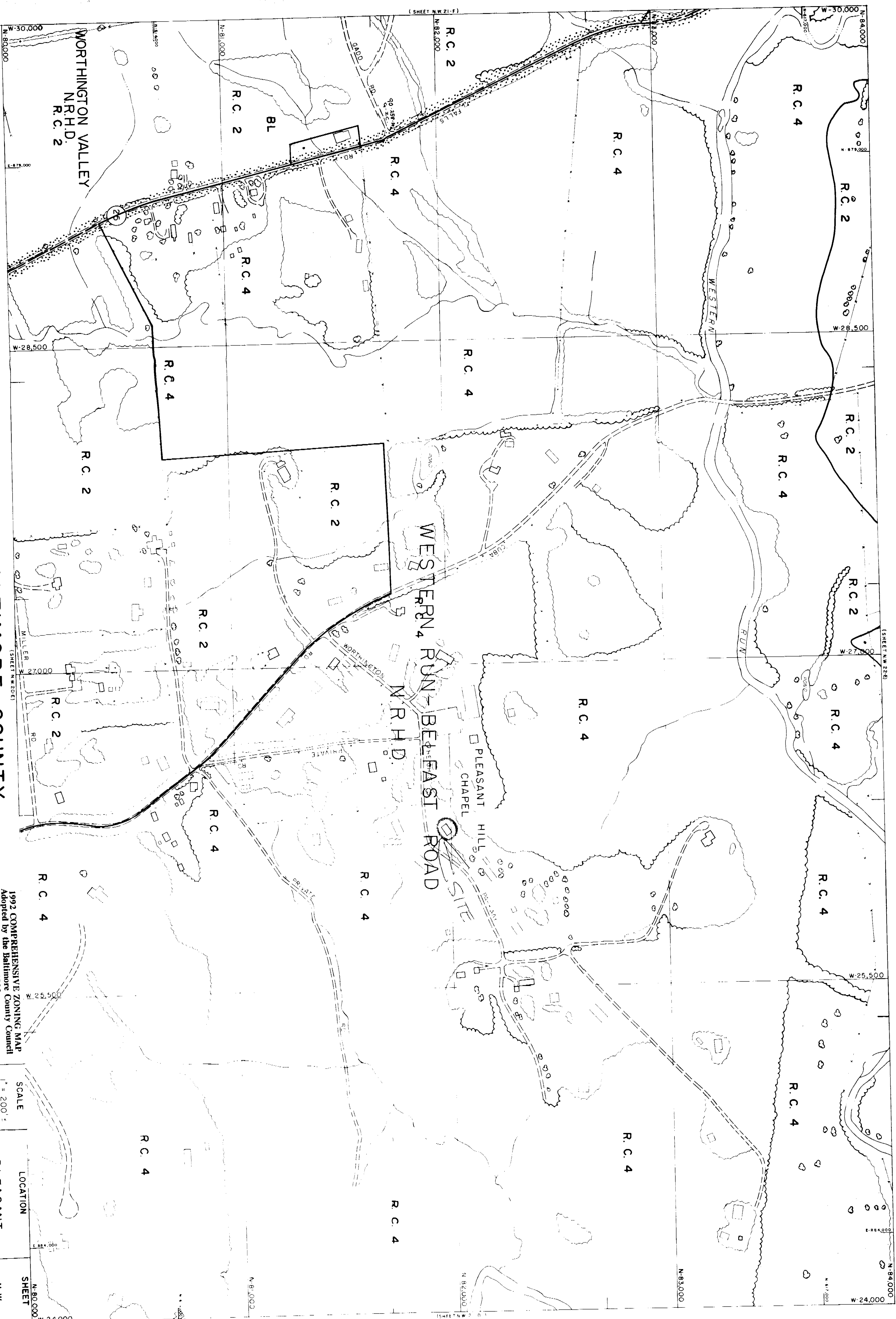


SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION PLEASANT HILL CHAPEL
SHEET N.W. 21-E

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

96-46-A



DD - SW
V - NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
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DATE OF PHOTOGRAPHY JANUARY 1986		21-E

96-416-A



SCALE 1" = 200'

LOCATION

SHEET

PLEASANT

N.W.

HILL CHAPEL

21-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

96-46-A

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Worthington Heights Pkwy.,
.4 mile E of C/I Cuba Road
1718 Worthington Heights Pkwy
8th Election District
3rd Councilmanic District
Fred E. Tenney, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-46-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Fred E. Tenney and June L. Tenney, his wife, for that property known as 1718 Worthington Heights Parkway in the Cockeysville section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be located on the side yard, in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be located on the side yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
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3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112, Courthouse
1400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Fred E. Tenney
1718 Worthington Heights Parkway
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance
Case No. 96-46-A
Property: 1718 Worthington Heights Parkway

Dear Mr. Tenney:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

96-46-A
for the property located at 1718 Worthington Hgts Pkwy
which is presently zoned R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Sections of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

An accessory structure (Garage) to be located on the side yard in lieu of the required rear yard.

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zipcode: _____
Attorney for Petitioner: _____
Type or Print Name: _____
Signature: _____
Address: _____ Phone No: _____
City: _____ State: _____ Zipcode: _____

Legal Owner(s):
Type or Print Name: Fred E. Tenney
Signature: Fred E. Tenney
Type or Print Name: June L. Tenney
Signature: June L. Tenney
Address: 1718 Worthington Hgts Pkwy
City: Cockeysville Md 21030
Name, Address and phone number of representative to be contacted: Fred Tenney
Address: SAME Phone No: 584-2791

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held, as required by the Zoning Regulations of Baltimore County, on two (2) consecutive days of circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 9/13
ESTIMATED POSTING DATE: 9/13
Zoning Commissioner of Baltimore County
ITEM #: 51

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 1718 Worthington Hgts Pkwy
Cockeysville Md. 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate variance or practical difficulty)

1. Septic tank system behind driveway
2. Land behind house falls off steeply
3. Can't attach - only bedrooms on driveway side.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Fred E. Tenney
Fred E. Tenney
June L. Tenney
June L. Tenney

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 05th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-25-95

My Commission Expires:

MY COMMISSION EXPIRES JULY 1, 1997

Zoning Description 96-46-A
for 1718 Worthington Hgts Pkwy, Cockeysville, 21030
on the north side of Worthington Hgts Pkwy as recorded
in Deed Liber 2690 Folio 538. Beginning at North 2 degrees
47 minutes east 20 ft. from end of the south 84 degrees 35 minutes
east 265.19 ft. from the place of beginning along the center
line of Worthington Hgts Pkwy. Parallel with outlive south 84 degrees
35 minutes east 191.28 ft. to an angle in said road, etc. along
center of road North 48 degrees 18 minutes 30 seconds east
215.55 ft. leaving the center of the road north 66 degrees 17
minutes 10 seconds west 254.01 ft. to a point in the center
of a private 40 ft. right of way referred to as Evergreen Dr.
along the center of Evergreen Dr. south 42 degrees 55 minutes
west 299.54 ft. to the center of Worthington Hgts Pkwy.
along Worthington Hgts Pkwy south 84 degrees 35 minutes
east 85.25 ft. to the place of beginning.
Containing 1.36 acres more or less.

51

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: 9/13/95
Posted for: Variance
Petitioner: Fred & June Tenney
Location of property: 1718 Worthington Hgts Pkwy
Location of Signs: 1718 Worthington Hgts Pkwy on property being zoned
Remarks: Met with [Signature]
Number of Signs: 1
Date of return: 9/13/95

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8-2-95 ACCOUNT: 96-46-A 004842
FRED TENNEY AMOUNT: \$ 85.00
RECEIVED FROM: 1718 WORTHINGTON Hgts Pkwy
ADMIN VAR. (015) - 50.00
PERSONAL (080) - 35.00
FOR: 85.00 = \$85.00
BALANCE 225811MRC
BA 002:36PM08-02-95
VALIDATION OR SIGNATURE OF CARRIER
JCM

111 West Chesapeake Avenue
Towson, MD 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 51
Petitioner: Fred E. Tenney
Location: 1718 Worthington Heights Parkway
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Fred Tenney
ADDRESS: 1718 Worthington Hgts Pkwy,
Cockeysville, Md 21030
PHONE NUMBER: 584-2791

AJ:ggg

(Revised 04/29/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-46-A (Item 51)
1718 Worthington Heights Parkway
N/S Worthington Heights Parkway, .4 at mile E of C/O Caba Road
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Fred and June Tenney



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Fred E. Tenney
1710 Worthington Heights, Pkwy.
Cockeysville, Maryland 21030

RE: Item No.: 51
Case No.: 96-46-A
Petitioner: F. E. Tenney

Dear Mr. and Mrs. Tenney:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards Jr.
W. Carl Richards Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 22, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for August 21, 1995
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 051 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 8, 1995
Zoning Administration and
Development Management
FROM: Pat Keller, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Erny L. Burns*

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 44, 45, 46, 48, 49, 50, 51, 52, 53 AND 54.

RECEIVED
AUG 11 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper

**PETITION PROBLEMS
AGENDA OF**

#44 -- RT

1. Need power of attorney for person signing for contract purchaser.
2. Who signed petition for attorney?

#45 -- MJK

1. Need power of attorney for person signing for contract purchaser.

#47 -- JLL

1. Margaret Miller is trustee for who?
2. Need power of attorney for Margaret Miller, trustee.
3. Leonard Miller is trustee for who?
4. Need power of attorney for Leonard Miller, trustee.
5. Need telephone numbers for all legal owners.

#50 -- JLL

1. Notary section is incomplete.

#51 -- JCM

1. Notary section is incomplete.

#52 -- JJS

1. No item number on receipt.
2. No city, state, or zip code for legal owner.

#53 -- JJS

1. No zoning indicated on petition form.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1718 Worthington Hgts Pkwy. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: None Property # 08-20-02.02-40

plat book# None folio# None Job# None section# None

OWNER: TENNEY, Fred

96-46-A

Evergreen Dr. - No road developed

Dry Well

Septic

Proposed Garage detached 24'x24'

House

Well

Worthington Pkwy

Hgts

North arrow

North date: 8/2/95 prepared by: F.T.

Scale of Drawing: 1" = 50'

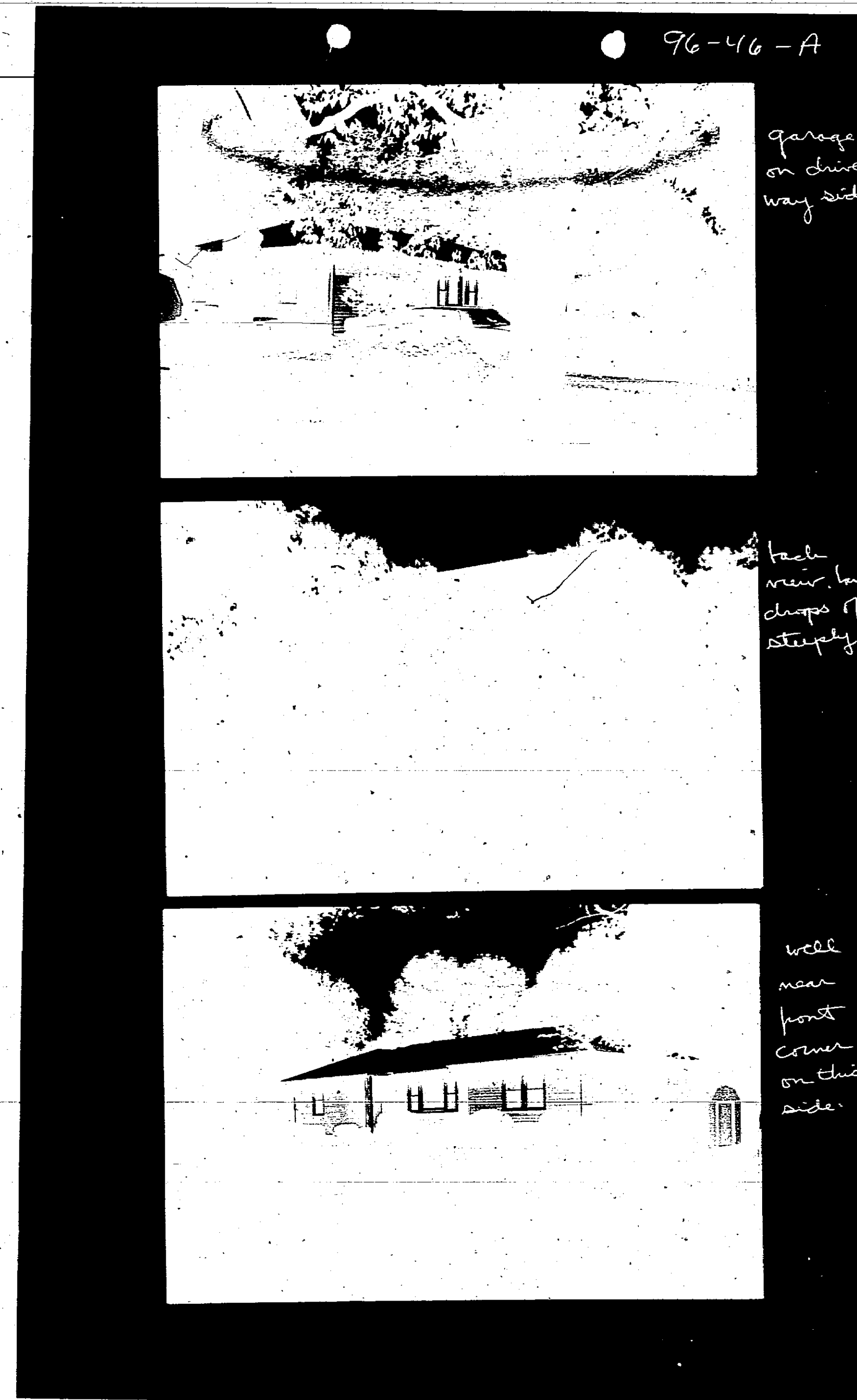
Lot size: 1.36 acreage square feet

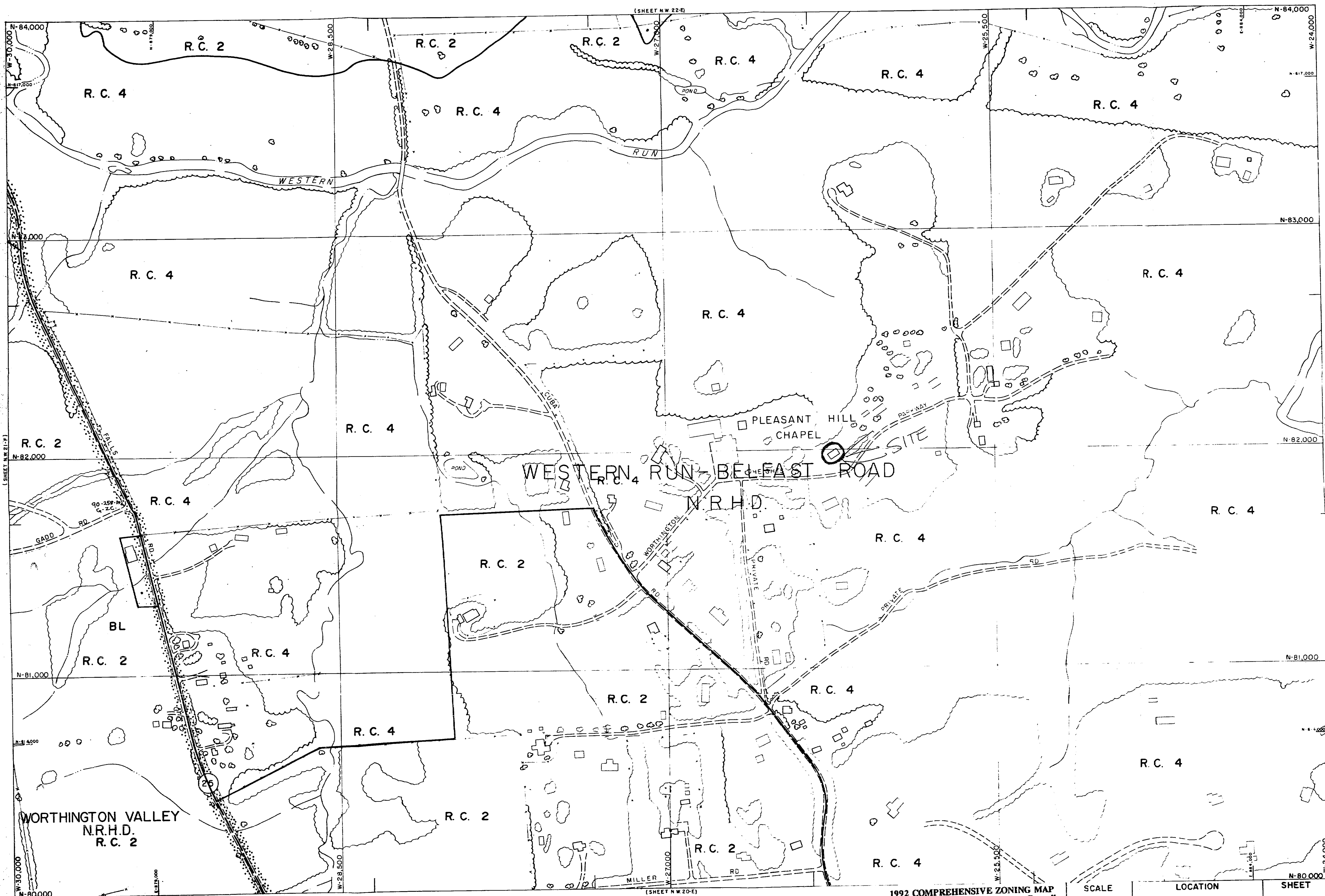
SEWER: ☐ WATER: ☐ Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: gum ITEM #: 51 CASE#: 51

Vicinity Map scale: 1"=1000'

LOCATION INFORMATION
Election District: 8
Councilmanic District: 3
1"-200" scale map: NW 21-E
Zoning: RC 4





DD - SW
V - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
John T. [Signature]
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William L. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION PLEASANT HILL CHAPEL	SHEET N. W. 21-E
DATE OF PHOTOGRAPHY JANUARY 1986		

96-46-A

96-46-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PLEASANT	NW
DATE OF PHOTOGRAPHY	HILL CHAPEL	21-E
JANUARY 1986		